

**PENNSBURY TOWNSHIP PLANNING COMMISSION MINUTES
MARCH 27, 2007**

Chairman Bill Holloway called the meeting to order at 7 p.m. Present were Bill Holloway, Bob Crandell, Michael Lane, Mike Washko, Barbara Kurowski and Kathy Howley. The minutes were approved as submitted.

Proposed Billboard Overlay – John Spangler was present to discuss the concept of an overlay to regulate billboards in the township. He suggested we think about where we would want them along Route 1 and specifically spell out where it could go on the lot. It does not have to be on both sides of the road. The overlay can be keyed to a specific physical location. It could also be a conditional use and the township should then spell out what criteria there would be for approval. According to case law billboards are subject to the land development process. Members suggested that they should be located within the HC district and asked Mr. Spangler to modify the proposed ordinance to reflect this and all the bulk regulations that go with that zoning district. This sign should not be automated in any way and keep in mind driving safety issues.

Zoning Update – Carol Stauffer and Hillary Krummrich were present from the County to continue the update. The Protection of Natural Resource section was reviewed. Ms. Stauffer stated that this update was based on several years of updates by surrounding townships and throughout the county. This draft is more specific in certain areas but not necessarily more restrictive. There was some discussion on the definition of slope and whether it would include natural and man made slopes

A letter was received from Pennsbury Land Trust pointing out that there is an easement on 10 acres adjacent to **Hawks Crest**. Susan Hauser did send an email on behalf of the Historical Commission commenting on the historic impact of this subdivision. Mr. Holloway did sign the Planning Module 4A on behalf of the Planning Commission. This will be sent onto the supervisors for their signature.

With no further business the meeting adjourned at 9:25 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary